

# Landmarks Preservation Commission

## Tacoma Community and Economic Development Department



747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

### TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Officer with any questions at 253-591-5220.

#### PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

<b>Property Name</b>	
Historic <u>2312 North 29<sup>th</sup> Street</u>	Common <u>same</u>
<b>Location</b>	
Street Address <u>2312 North 29<sup>th</sup> Street</u>	Zip <u>98403</u>
Parcel No(s). <u>8910001320</u>	Legal Description and Plat or Addition: <u>The west 20 feet of Lot 3 and the East 4 feet of Lot 4, Block 18, Map of the City of Tacoma, according to the Plat thereof recorded in Volume 1 of Plats at page 10, records of Pierce County, Washington.</u>
<b>Nominated Elements</b>	
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.	
<input checked="" type="checkbox"/> Principal Structure	<input type="checkbox"/> Site
<input type="checkbox"/> Historic Additions	<input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input type="checkbox"/> Ancillary Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)
<b>Owner of Property</b>	
Name <u>Carol Goforth</u>	
Address <u>2312 N. 29<sup>th</sup> St.</u>	City <u>Tacoma</u> State <u>WA</u> Zip <u>98403</u>
Is the owner the sponsor of this nomination?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Form Preparer</b>	
Name/Title <u>Marshall McClintock</u>	Company/Organization <u>Historic Tacoma</u>
Address <u>701 North J Street</u>	City <u>Tacoma</u> State <u>WA</u> Zip <u>98403</u>
Phone <u>627-4408</u>	Email <u>marshalm@q.com</u>
<b>Nomination Checklist—Attachments</b>	
<input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer)	<input checked="" type="checkbox"/> Continuation Sheets
<input checked="" type="checkbox"/> Site Map (REQUIRED)	<input type="checkbox"/> Historical Plans
<input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i>	<input type="checkbox"/> Other (please indicate): _____
<input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i>	
	FOR OFFICE USE Date Received _____ Fee Paid _____

11/2008

Nominations to the Tacoma Register of Historic Places are processed according to the procedures and standards described in TMC 1.42 and 13.07. Submittal of a nomination form does not obligate the City to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other City, state or federal regulations.

**Narrative (continued)**

**PART 2: PHYSICAL DESCRIPTION**

**Extent of Changes**

Please summarize the changes to plan, original cladding, windows, interior and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Original cladding	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

**Physical Description Narrative**

Describe in detail the present and original (if known) physical appearance, condition and architectural characteristics (use continuation sheets if necessary).

See Appendix I

### PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

#### Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documentary evidence included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

#### Historical Data (if known)

Date(s) of Construction Before 1884      Other Date(s) of Significance 1884-1916  
Architect (s) N/A      Builder Unknown      Engineer N/A

#### Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

See Appendix II

## Appendix I: Part 2: Physical Description Narrative

### Site

This small cottage at 2312 N. 29<sup>th</sup> Street is located in Tacoma's Old Town neighborhood. It sits near the mouth of Buckley Gulch and Ursich Park and diagonally across N. 29<sup>th</sup> Street from the rear of Old Town Park (See Fig. 1). It is in the same block as Seamen's Rest (2802 N. Carr), less than a block from Slavonian Hall (2306 N. 30<sup>th</sup>), and just over two blocks from Job Carr's original cabin site. It was the second of five very similar, if not identical, small cottages in a row along this side of N. 29<sup>th</sup> Street. Of those five, only 2312 and its next door neighbor at 2310 N. 29<sup>th</sup> remain.<sup>1</sup>

The house occupies a narrow, rectangular lot (24'x 120') on the south side of N. 29<sup>th</sup> Street about 150' from the intersection with N. Carr Street and about 170' from Buckley Gulch. Oriented north to south, the house faces north and sits about 20' from the street. The house is roughly a rectangle and virtually spans the lot. The lot's elevation is more or less level with an office/garage of about 488 sq. ft. at the rear on the alley.

The house address has changed over the years. Prior to 1892, N. 29<sup>th</sup> Street was called 3<sup>rd</sup> Street. In 1916, the house number was changed from 2512 to its current number 2312.

### Architectural style

This small house is an example of the gable-front variant of the National Folk style, a residential style popular from about 1850 until 1930 that followed the expansion of the railroads across the continent.<sup>2</sup> Lumber availability and light balloon framing made these simple, relatively inexpensive houses a common sight in cities and rural areas. The gable front echoes the Greek Revival style popular prior to the Civil War. The form was well suited for narrow urban lots. The "shotgun house", a one-story, one-room wide urban form as found here, first became common in the expanding southern cities.

### General

This 602 sq. ft., one-story house with no basement consists of two sections: a larger, taller front section of about 500 sq. ft. and a smaller and smaller, lower rear section of about 100 sq. ft. The rear section has been more highly altered and can no longer be considered contributing.

Based on Sanborn Fire Insurance maps, a rear section appears to have been added between 1888 (Fig. 16) and 1896 (Fig. 18). The footprints of the two sections remain consistent with Sanborn Fire Insurance maps of 1896 and 1912 (Fig. 19) as well as with a 1907 photograph (Fig. 20) that shows a large main section with a gable roof and a rear section with a dropped shed roof.<sup>3</sup> The rear section's roof has been changed to a gable roof, probably in 1991. The rear section's roof drops about 3-4 ft. below that of the front section. The roofs are moderately pitched with a small overhang. Both roofs are clad in composition shingles.

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<sup>1</sup> The ones at 2316 & 2318 were demolished in 1976 to make way for the current house at 2316 N. 29<sup>th</sup>. The one at 2320 N. 29<sup>th</sup> was demolished ~1924.

<sup>2</sup> McAlester, Virginia S. *A field guide to American houses*, Knopf, 2015, pg. 135ff.

<sup>3</sup> The companion house next door at 2310 N. 29<sup>th</sup> retains its shed roof rear addition (Fig. 12).

Currently, there are no chimneys. A 1977 picture (Fig. 3) shows a central brick chimney in the front section. The house sits on concrete block foundation that likely dates from the 1990s. The interior has been completely remodeled and evidences no original details. The larger front section is now a combined living room and kitchen. The rear section contains the bedroom and bath.

Original channel wood siding clads the front section of the house. However, the rear section has been substantially altered. Its west side retains the original channel wood siding, but its rear and east sides are clad with contemporary, vertical tongue and groove wood siding. The original siding may remain under this.

### **North or Front Façade**

Five steps lead up to a narrow (~ 4 ft. wide) porch with hipped roof that extends across the front façade (Fig. 2). The roof is supported by three contemporary turned posts with a balustrade of turned spindles. A 1977 photograph (Fig. 3) shows the porch with simple, square posts and no balustrade, which is likely closer to the original configuration. This photograph also shows three steps to the porch deck, suggesting the front yard was leveled when the new foundation and porch deck were installed.

Above the porch roof the gable is clad in square wood shingles with two ranks of decorative cove and round shingles. These shingles likely cover the original channel siding shown in the gable in the 1977 photo. A plain board frieze trims the gable. Plain corner boards frame the house corners.

On the east side of this façade is an original large, four-over-four, double-hung window (Fig. 4). The window sill is about one foot above the porch deck and casing is plain boards. On the west side is the entry. New casing surrounds a new half divided-light door and screen door. The 1977 photograph shows a simple, five-paneled door.

### **West façade**

The west façade has channel wood cladding on both the front and rear sections and no windows (Figs. 5 & 6). This appears to be wholly original. While the rear and east walls of the rear section have been resided and the roof changed from shed to gable, this west rear wall appears to have been retained intact.

### **East façade**

The east façade of the front section is largely intact (Fig. 7). Like on the front façade, there is an original, four-over-four, double-hung window towards the rear with a simple plank casing (Fig. 8). The only change appears to be a duct for a contemporary heating/cooling system.

The rear section of this façade is not original and not contributing. A contemporary back door with small porch and stairs is situated where the rear section begins (Fig. 9). The contemporary door is half-light while the small cedar porch and stair has a plain balustrade with square spindles. The cladding of the rear section is vertical, tongue and groove with a sliding vinyl window to the rear (Fig. 10).

### **South or rear façade**

Like the rear section of the east façade, the rear of the house is not original and not contributing. The cladding is vertical, tongue and groove with a sliding vinyl window (Fig. 11). Additionally, the shed roof

seen in the 1907 photograph (Fig. 20) has been changed to a gable roof. The sister house next door (2310 N. 29<sup>th</sup>) retains its shed roof (Fig. 12).

### 1990s Alterations

While it's unclear when all of the contemporary alterations were made to the house, substantial work appears to have been done about 1991 when the large garage/office was added off the alley. The house was placed on a concrete block foundation, and the front yard leveled. In the front section, the brick central chimney was removed. The front porch was rebuilt with turned posts and balustrade, and shingles were added in the gable.

The rear section of the house, however, was substantially altered and is not considered contributing. A contemporary side door and small porch was added to this section. New, vertically-oriented siding and vinyl, sliding windows were installed on the east and rear walls. The shed roof was replaced with a gable roof.

The front section of this cottage retains substantial integrity. Territorial buildings, especially those built prior to 1884, are rare in Tacoma and in the state. Tacoma's current register lists eight buildings from 1889 and only eight more from 1888 or before. Additionally, instances of early working class housing are rare on Tacoma's landmark register. The Secretary of Interior guidelines recognizes that deleterious changes to historic buildings do occur and must be weighed carefully. In discussing this issue under Criteria A (historic events) and B (historic persons), the National Register of Historic Places Program states that a building nominated under these criteria "ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association."<sup>4</sup> This cottage does so.

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<sup>4</sup> *How to apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service, Revised for Internet, 2002.

## Appendix II: Part 3: Historical or Cultural Significance

### Statement of Significance

At over 133 years of age, the cottage at 2312 N. 29<sup>th</sup> meets the minimum criteria for inclusion on Tacoma's Register of Historic Places. Although the exact age of the house is unknown at this time, it is among the earliest surviving original buildings in Tacoma, is associated with the earliest period of the city's development, and is a rare example of early working class housing. It is also related to some of Old Town's early pioneers as well as to its later Croatian immigrant community. The house is listed in the 1981 Old Town Building Inventory as "Contributing".

The house at 2312 N. 29<sup>th</sup> meets the following criteria for inclusion on the Tacoma Register of Historic Places:

- Criterion A as a remaining Territorial residence from the earliest period of Tacoma's and the Old Town neighborhood's development. Built sometime before 1884, this is a plain cottage, one of five similar cottages in a row that were likely built at the same time. It served as working-class housing during the industrial development from the mid-1870s to mid-1970s of Old Town with its coal bunkers, canneries, boat building, flour mills, sawmills and fishing fleet.
- Criterion B for its association with the lives of persons and communities significant to Tacoma's past. It is associated with Janet E. Steele, who build the first lumber building in Tacoma as well as giving birth to the first two European-American children in Tacoma. It is also associated with John N. Fuller, who served as a member of the city council of Old Tacoma and of the consolidated city council of Old and New Tacoma as well as serving as chief of police. In addition, it housed members of Old Town's Croatian immigrant community.
- Criterion E as this house sits within the same city block as Seamen's Rest (2802 N. Carr), within one block of the Slavonian Hall (2306 N. 30<sup>th</sup>) and two blocks from St. Peters Episcopal Church (2910 N. Starr), all listed city landmarks. It sits cater-corner across N. 29<sup>th</sup> Street from the rear of Old Town Park (2350 N. 30<sup>th</sup>) and a few hundred feet from Ursich Park (2300 N. 29<sup>th</sup>).

The rear section of the house was highly altered around 1991 and is not considered contributing.

### Owner and Occupant History

While the exact date that the house at 2312 N. 29<sup>th</sup> Street was built is unknown, it was likely between 1876 and 1883. It was one of five very similar, if not identical, small cottages that appear on an 1884 bird's eye view map along what was then Third Street (Figs. 14 & 15).<sup>5</sup> Although not drawn to scale, this panoramic map of Tacoma gives startling detail of the buildings and their relationships at that time.

The ownership history suggests some intriguing possibilities for the date of construction. In 1868, Gen. Morton M. McCarver and Portland financier Lewis M. Starr bought most of Job Carr's 168 acre land claim in what is now Old Town in anticipation of the Northern Pacific Railroad (NPRR) selecting Tacoma as its western terminus. McCarver and his partners platted the township (Fig. 13) and began promoting the development of the new town, variously known as Chebaulip, Commencement City, or Tacoma City.

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<sup>5</sup> *View of the City of Tacoma, W.T., Puget-Sound, County Seat of Pierce County, 1884.* J.J. Stoner, Madison, WI., 1884.

McCarver would build himself a house at the corner of McCarver and N. 28<sup>th</sup> Streets in late 1869 with lumber and furnishings brought from Portland, OR.

Janette Elder Steele<sup>6</sup>, a Scots immigrant by way of Canada, arrives in Old Town in early 1869 (Fig. 22). In that same year, she builds the Steele Hotel, Tacoma's first frame building, with lumber brought from Seattle (Fig. 21). The 24-room hotel was the first in the city and located on the north side of N. 30<sup>th</sup> Street just east of where Starr Street intersects (Fig. 24). In 1883 it becomes the Fuller Hotel after Janette marries John N. Fuller that year. It would continue under that name until 1892.

Steele is the first buyer of land in the new town near what is today N. 30<sup>th</sup> and McCarver Streets.<sup>7</sup> McCarver, instead of selling lots outright, issued promissory notes to sell the lots at \$300 if the railroad came within five years and \$100 if not. In 1873, however, the NPRR elected to build a new city about two miles to the east causing considerable financial loss for McCarver and others who invested in what was now called Old Tacoma. In 1874, McCarver sells most of his holdings to Edward Slade (Skookum) Smith.<sup>8</sup> McCarver dies the following year. In September 1876, Janet E. Steele and John N. Fuller would buy Lots 3 (2312 N. 29<sup>th</sup>) and 4 in Block 18 from E. S. Smith.<sup>9</sup>

Famously Smith, a NPRR employee, supervised the massive push to complete a 22-mile railroad connection to Tacoma from Tenino, WA, to meet the completion deadline set by loans. He met the deadline by just 24 hours. Later he would develop the coal mines and coke operation in Wilkeson, WA. Becoming very wealthy, he would construct a 40-room mansion at 423 Broadway (demolished) in Tacoma. He died in 1886.

In his *History of Tacoma*, Herbert Hunt makes some tantalizing but opaque references to small houses built around this time. He mentions "simple shacks" and "little mill houses". The mill referenced is the Hanson, Ackerson & Co. sawmill that started operation in December of 1869 and was located about where N. 30<sup>th</sup> Street intersects with Schuster Parkway. Hunt notes that the first family to settle in Tacoma after the mill was built was that of A. W. Stewart: "The Stewarts moved into one of the little mill shacks in a gulch."<sup>10</sup> He also mentions Ms. Ackerson and Ms. Hood's beautification efforts: "They went around among the little mill houses, giving many vines, in many cases planting them with their own hands, and encouraging mill workers to grow flowers and neat gardens."<sup>11</sup> However, Hunt is likely referring to the workers' houses near Hanson's mill and Garfield Gulch.

When she arrived in Tacoma, Janette E. Steele was apparently already estranged from her husband Hugh Nathaniel. At some point she divorces Hugh since she marries John N. Fuller in 1883. That marital situation and the weak property rights of wives and women generally may account for the next following odd land transactions. In 1882, Steele sells to Fuller the next door property at 2314 N. 29<sup>th</sup> and

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<sup>6</sup> Janette Steele's first name varies from "Janet", "Jenette" to "Jane". She marries John N. Fuller on 11/19/1883.

<sup>7</sup> The town site was surveyed and platted in the summer of 1869. See pg. 140 of Herbert Hunt, *History of Tacoma*, Chicago, S. J. Clarke, 1916.

<sup>8</sup> Deed of Sale from L. M. Starr, etux. & M. M. McCarver, etux. to Edward S. Smith, filed 01/24/1874, Pierce Co. WA, Deed Book 4, page 309. Auditors Office, Tacoma, WA.

<sup>9</sup> Deed of Sale from Edward S. Smith to John Fuller & Janet E. Steele, filed 09/2/1876, Pierce Co. WA, Deed Book 5, page 446. Auditors Office, Tacoma, WA. On 10/25/1876 Smith sells much of his Tacoma property to Richard D. Rice, including "all of block 18." But arrangement allows Smith to continue to sell these properties for Rice.

<sup>10</sup> Ibid. pg. 125.

<sup>11</sup> Ibid. pg. 128

several other properties in Old Town.<sup>12</sup> At the same time, Fuller sells Steele the property at 2312 N. 29<sup>th</sup>.<sup>13</sup> Of course, these deeds do not indicate whether the houses existed at that time. These transactions between Fuller and Steele are interesting since they had purchased property together since 1876 and would marry in 1883.

John N. Fuller emigrated from England in 1865 and reached Tacoma in 1871. He would serve on the Old Tacoma city council in 1881 as well as the combined city council in 1883. In addition, he was a member of the Public Works Commission and the fire department. He served as the second Chief of Police for the combined city from 1887 to 1888. However, he was considered soft on gambling and was not continued after his first term. He did serve a further term on city council.<sup>14</sup> He would acquire considerable real estate in Tacoma. He does not appear to have ever lived at 2312 N. 29<sup>th</sup>. Janette dies in 1894, and John lives on to 1904 (Fig. 26). Both are buried in Tacoma Cemetery (Fig. 27).<sup>15</sup> Their daughter Winona, who marries Peter W. Penrose, inherits Fuller's properties, including 2312 N. 29<sup>th</sup>.

The first definitive evidence of the house appears on an 1884 bird's-eye or panorama map (Fig. 14 & 15).<sup>16</sup> The raster digital image of this map from the Library of Congress provides a remarkable level of detail. Although the primary focus of the map is New Tacoma, the row of five little cottages on what was then Third Street. The map also shows James Williams' salmon cannery, which opened in 1883 and extended into the bay directly down from the cottages.<sup>17</sup>

This house has mostly been a rental property. None of its owners appear to have actually lived in the house until the 20<sup>th</sup> Century. Since Polk city directories only included "reverse lookup", i.e. by address, from 1928 on, identifying residents of the house before that date is difficult. However, the recent digitization of many city directories allows some residents to be identified.<sup>18</sup> This allows a glimpse at the working class character of its residents. Some of these residents will be discussed in more detail following the chart.

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<sup>12</sup> Deed of Sale from Jeanette E. Steele to John N. Fuller, filed 01/17/1882, Pierce Co. WA, Deed Book 10, page 58. Auditors Office, Tacoma, WA.

<sup>13</sup> Deed of Sale from John N. Fuller to Jeanette E. Steele, filed 01/17/1882, Pierce Co. WA, Deed Book 10, page 60. Auditors Office, Tacoma, WA.

<sup>14</sup> *History of the Tacoma Police Department*, Tacoma, WA: Tacoma Police Dept., 2008. Pg. 15-16.

<sup>15</sup> John N. Fuller obituary, *Tacoma Daily Ledger*, 03/23/1904, pg. 8

<sup>16</sup> View of the city of Tacoma, W.T., Puget-Sound, county seat of Pierce Co. 1884. Madison, Wis., J.J. Stoner. (Library of Congress, 75696668, digital access: //hdl.loc.gov/loc.gmd/g4284t.pm009800)

<sup>17</sup> Hunt, pg. 301

<sup>18</sup> U.S. City Directories, 1821-1989, database online, HeritageQuest ([www.ancestryheritagequest.com](http://www.ancestryheritagequest.com) accessed 05/02/2017).

Date	Name	Employment
1895	Andrew O. Bowman	Baker
1897-1906	James R. Forrest	Miner, bartender
1897, 1899	James A. Farrell	Saloon keep
1900, 1910	William & Grace Creten	Laborer, truck driver
1903	James Frost	Laborer
1907	Paul Wallmaker	Laborer
1908	Mary Strang (wid. of John) & Henry	None listed
1909	John J. & William L. O'Reilly	Clerk
1912	John D. & Katherine Perry	Watchman
1914-16	Joseph & George Rosin, Nicholas, Richard, & Dinco* Boskovich, George Ancich*, Nicholas Mosich*	Fishermen
1918-19	Clinton E. & Dawson K. Erickson	Boilermaker
1921-22	Samuel J. & Sophia C. Barth	Carpenter
1927	Roy Thompson	Mill man
1928-32	Vacant (?)	
1933	Frank Larson	None listed
1934-35	Vacant (?)	
1937-54	Olai Jacobsen	Longshoreman, seaman
1939-86	Elizabeth O. Karzano	Domestic, Housekeeper

\*Dinco in 1914-15, Nicholas Mosich in 1914, George Ancich in 1914 & 1916

From 1897 until 1905, James R. Forrest, bachelor, lived in the house or at least listed it as his residence. Forrest had served as an early Tacoma policeman in 1890-92, but later he worked as a coal miner (1893-1900) and then as a bartender (1901-1908). In 1900 Fuller appears to have bought or entered into an agreement to buy the house with John N. Fuller. Forrest would live in the house until 1905, but by 1906 he has moved next door to 2514 N. 29<sup>th</sup> (demolished) where he would live until his death in 1915 (Fig. 27). Perhaps he purchased that house, too. Just before his death in 1915, he had self-mortgaged 2312 N. 29<sup>th</sup> with Peter W. and Winona Primrose, the heirs of John & Janet Fuller. At Forrest's death the property reverted back to them.<sup>19</sup>

Although difficult to imagine in so small a house, Fuller did have boarders from time to time. Usually these were single men, but occasionally married couples. In 1900, Fuller had William and Grace Creten staying with him. William's employment is listed as "laborer" in 1900. William and Grace return to the house in 1910. By then William's employment is listed as "driver flour truck". He was likely working for the Sperry Flour Company. By 1920, he is a foreman at the Tacoma Warehouse and Elevator Company. Both companies were located along what is today Schuster Parkway.

At the turn of the 20<sup>th</sup> Century Tacoma saw an influx of immigrants escaping a farming crisis and rural overpopulation from what is today Slovenia and Croatia. From 1914 to at least 1916, five male Croatian immigrants share the house at 2312 N. 29<sup>th</sup>. Having emigrated from Dalmatia (now Croatia) from 1909 to 1914, their ages ranged from 9 to 34.

<sup>19</sup> Deed of Sale from James R. Forrest to Peter W. Penrose et ux., filed 04/08/1916, Pierce Co. WA, Recording #437022, Auditors Office, Tacoma, WA.

George Rosin (b. ~1882) had immigrated to Tacoma in 1909. He worked in a lumber mill and as fisherman. His young nephew, Joseph S. Rosin, lived with him. George's older brother and Joseph's parents were Jakov, and Antica Rosin. They operated a boarding house and saloon nearby at 2221 N. 30<sup>th</sup>. Joseph was born in Dalmatia and came to Tacoma in 1909 with his parents.<sup>20</sup> Age nine in 1914, he's living with his uncle George at 2312 N. 28<sup>th</sup> Street. He likely attended school at Aquinas Academy (1112 N. G Street) and kept house for the other men. Joseph would eventually join his uncle and other relatives on the Old Town fishing boats. By the 1940s he joins John B. and Robert J. Breskovich in operating Pacific Boat Company, one of the leading boat builders in Tacoma at that time (Fig. 28). They were actively involved in war time production and built government, pleasure and fishing craft.

John (b. 1888) and Richard (b. 1896) Boskovich emigrated from Dalmatia in 1914 and worked as fishermen in Old Town. George Ancich (b. ~1894) had immigrated in 1913 and worked as a fisherman. Many of his Ancich relatives settled in Gig Harbor where they still engage in commercial fishing. The Ancich Brothers Net Shed is a listed landmark in Gig Harbor.

In 1923, Winona Primrose deeds the property at 2312 N. 29<sup>th</sup> to Mary Johnson for one dollar.<sup>21</sup> This suggests a close relationship between the two, but none has been found. Mary Johnson was the widow of James Alexander, a longshoreman, and lived two doors down at 2320 N. 29<sup>th</sup>. Mary would live there from 1913 until 1940.

According to Tacoma city directories, the house was largely vacant from 1928 through 1935. In 1936, Olai Jacobsen rents the house. Born in Norway about 1887, Olai emigrated in 1903 and worked as a longshoreman.<sup>22</sup> He buys the house in 1945 and lives there until 1954. Although not married, Mr. Jacobsen appears to have had a relationship of some kind with Elizabeth O. Karzano. City directories suggest they shared the house, perhaps off and on, between 1939 and 1954.

Elizabeth buys the house from Olai in 1953 and continues to live there. Born in Juneau, AL. in 1907, she would live 78 years in Old Town. Married around 1925, probably to Andrew V. Tadich, she had two children, Andrew and Barbara. The marriage didn't last, however, and by 1930 she is living with her parents Henry and Mamie Munro at 2316 N. 28<sup>th</sup>. Her employment is listed as "domestic" and "housekeeper" in various city directories. At some point she marries Victor Karzano, but by 1954 she is listed as his widow. No further mention has been found about Victor. She would live at 2312 N. 29<sup>th</sup> for 33 years until she dies in January, 1986 (Fig. 29).<sup>23</sup>

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<sup>20</sup> U.S. Census Bureau (1910)

<sup>21</sup> Deed of Sale from Winona Penrose to Mary Johnson., filed 06/18/1923, Pierce Co. WA, Recording #437022, Auditors Office, Tacoma, WA

<sup>22</sup> U.S. Census Bureau (1940).

<sup>23</sup> Elizabeth O. Karzano obituary. (01/24/1986), *Tacoma News Tribune*, p. B-2.

## Appendix III: Maps and Photographs

Part 1: Site Map and contemporary photographs

Pages 2 - 6

Part 2: Historic maps, photographs, and clippings

Pages 7 - 15



Fig. 1. Site map showing location of nominated property in red. Source: Google Maps.



Fig. 2. Front or North façade, 2017. Note turned posts and spindles and shingles in gable.



Fig. 3. Front façade, 1977. Source: Old Town Building Inventory, Office of Historic Preservation, 1981.



Fig. 4. Front porch, original window detail



Fig 5. West façade, main section.



Fig 6. West façade, rear section. Note the original siding on this wall of the rear section.



Fig. 7. East façade, main section



Fig. 8. East façade, main section, window detail



Fig. 9. East façade, rear section, door and porch (non-contributing)



Fig. 10. East façade, rear section, detail (non-contributing).

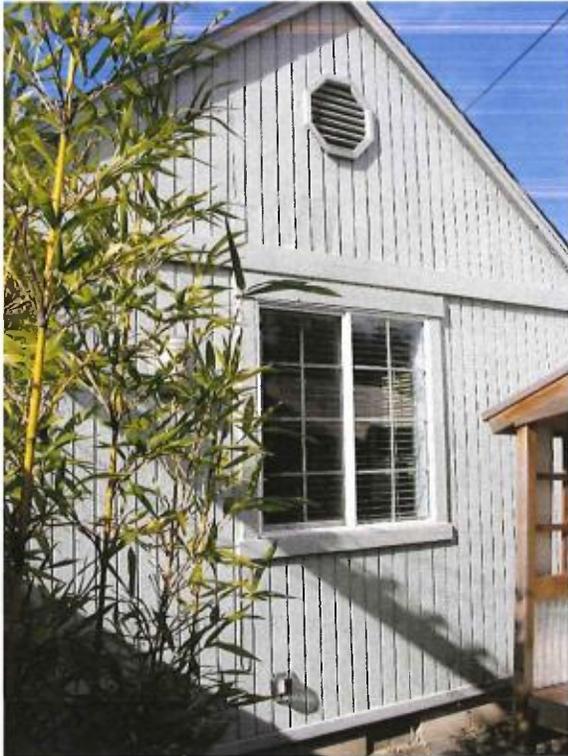


Fig. 11. Rear or South façade (non-contributing).  
Note the new gable roof.



Fig. 12. Rear section of sister house (2310 N. 29<sup>th</sup>)  
showing the original shed roof on the rear section



Fig. 13. McCarver's 1869 plat of Old Town with Lot 3 (what would become 2312 North 29<sup>th</sup> St.) in red. (Washington State Historical Society, Catalog ID: 2009.0.429)

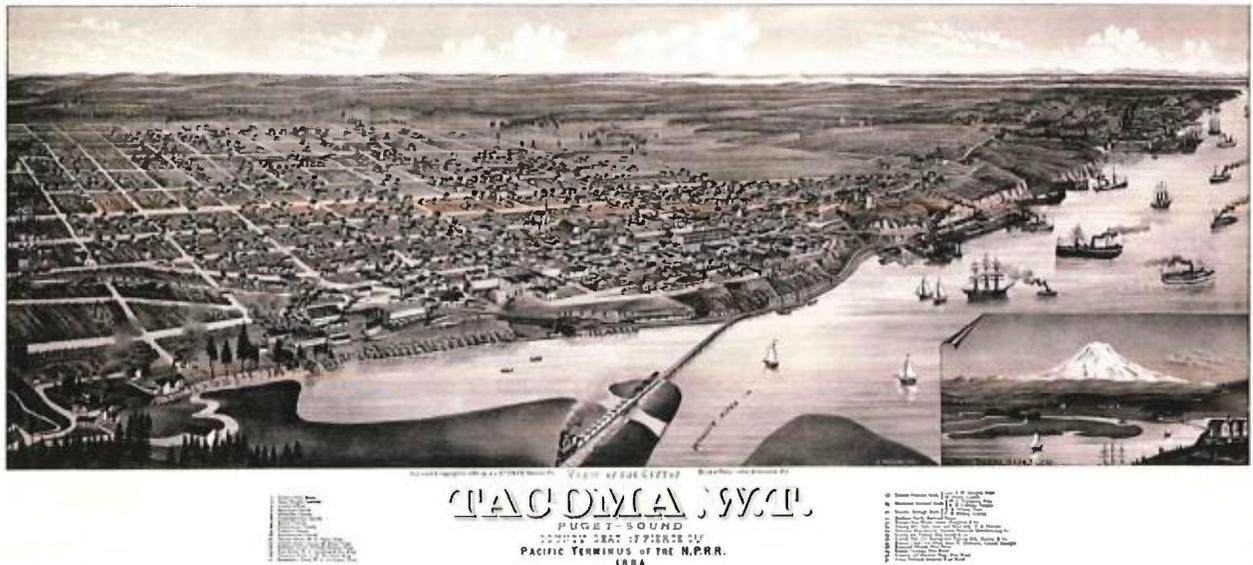


Fig. 14. Tacoma, W.T., Puget-Sound, County Seat of Pierce Cty. 1884. Madison, Wis., J.J. Stoner. (Library of Congress, Control ID: 75696668, Digital ID: //hdl.loc.gov/loc.gmd/g4284t.pm009800)

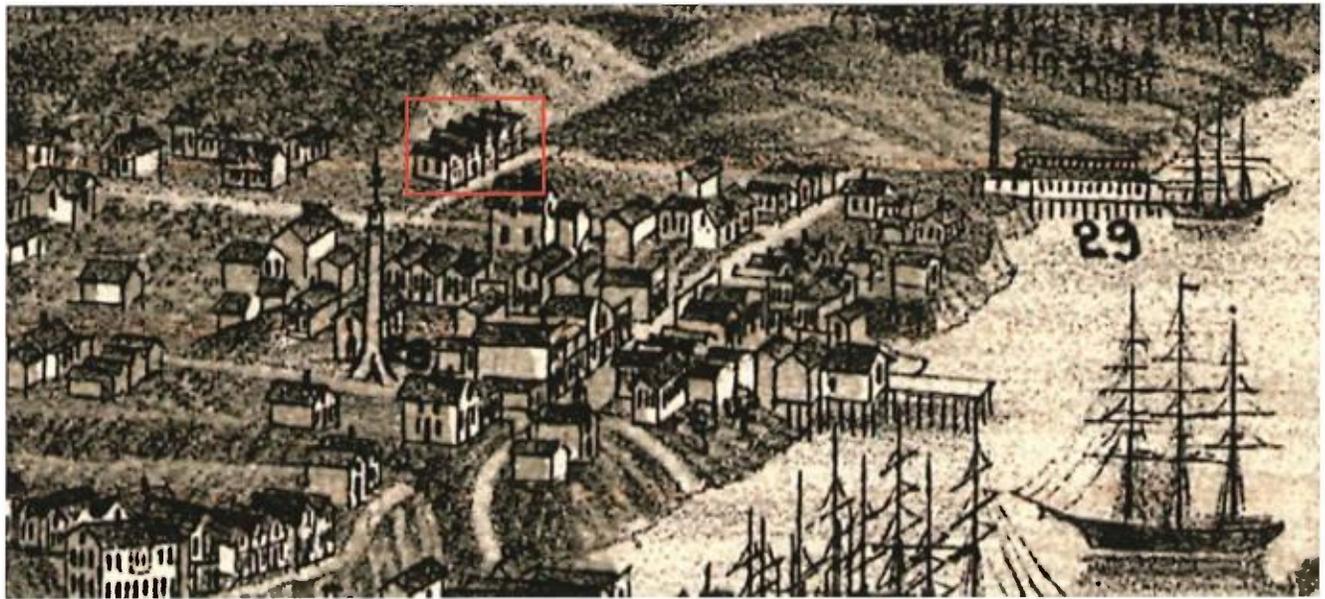


Fig. 15. Detail from 1884 Stoner map showing the five cottages outlined in red. Label 28 marks St. Peter's Episcopal Church (1873), and Item 29 marks the Williams Cannery (operational in 1883).

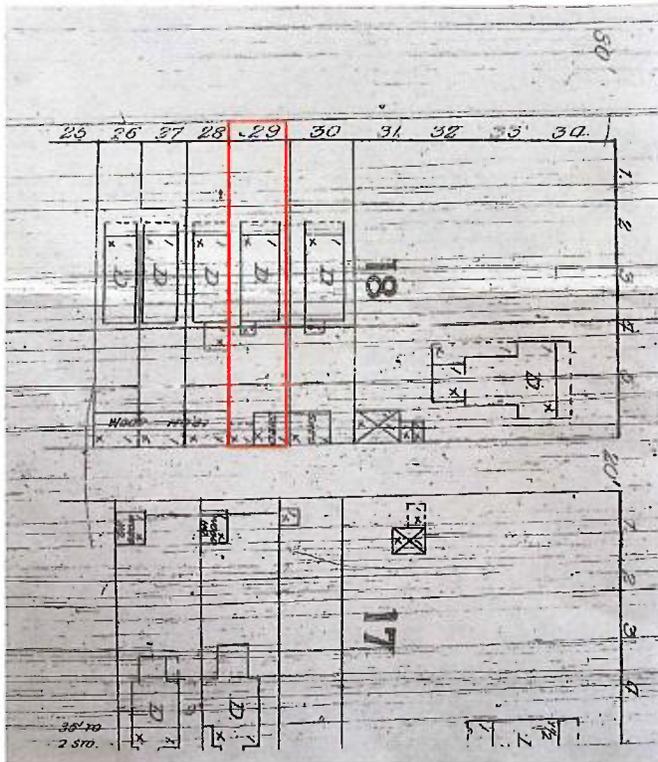


Fig. 16. 2312 N. 29<sup>th</sup> outlined in red. 1888 Sanborn Fire Insurance Map, Tacoma, Vol. 1. (Tacoma Public Library, Northwest Room)

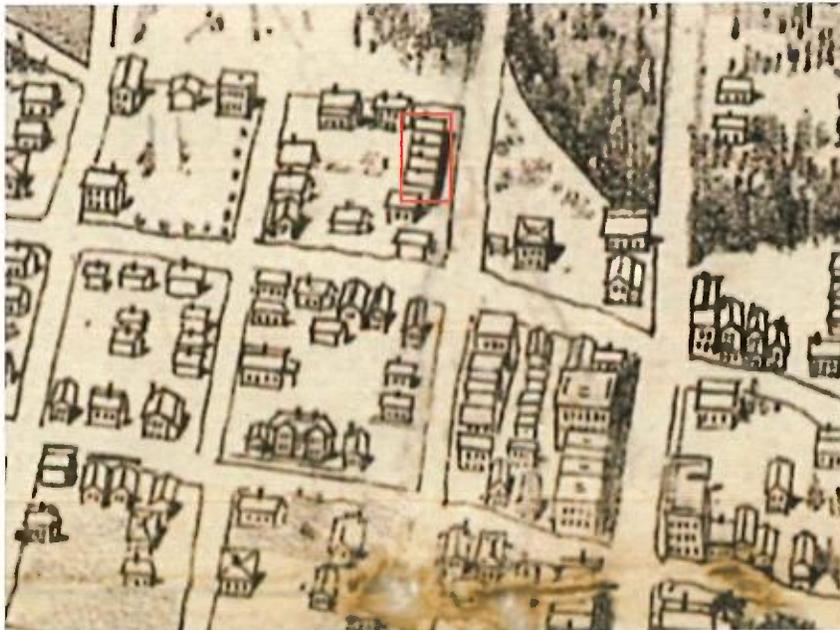


Fig. 17. Detail of the five cottages outlined in red, *Tacoma, Washington, 1893*, Tacoma, J.R. McIntyre, 1893. (Library of Congress, Control ID: 84695067, Digital ID: //hdl.loc.gov/loc.gmd/g4284t.pm009822)

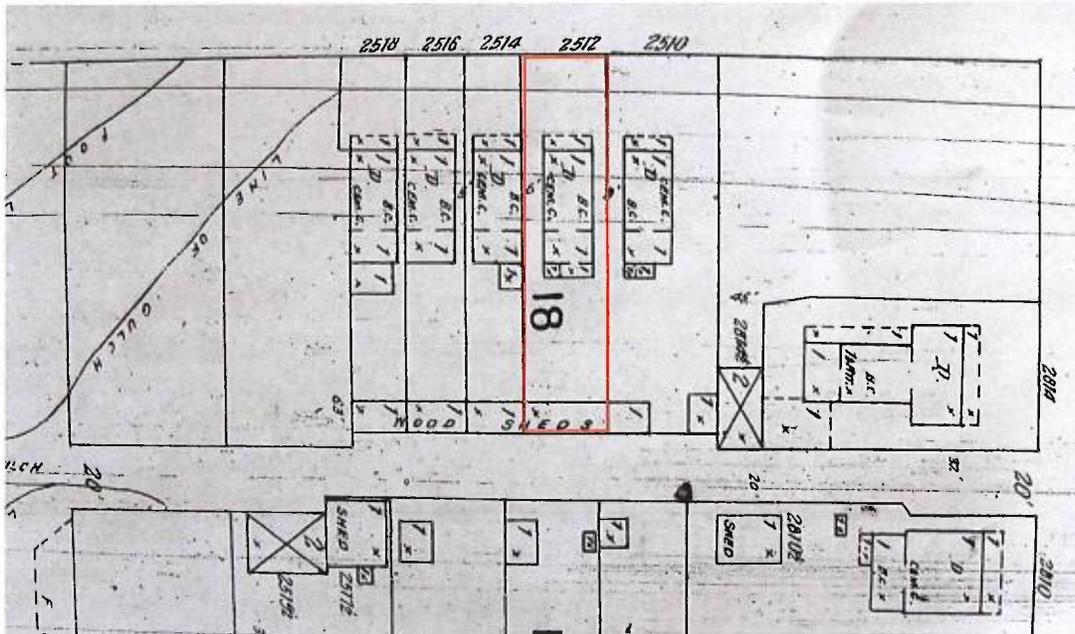


Fig. 18. 2312 N. 29<sup>th</sup> (in red). Note the same rear addition on all five houses. Sanborn Fire Insurance Map, 1896, Vol. II.

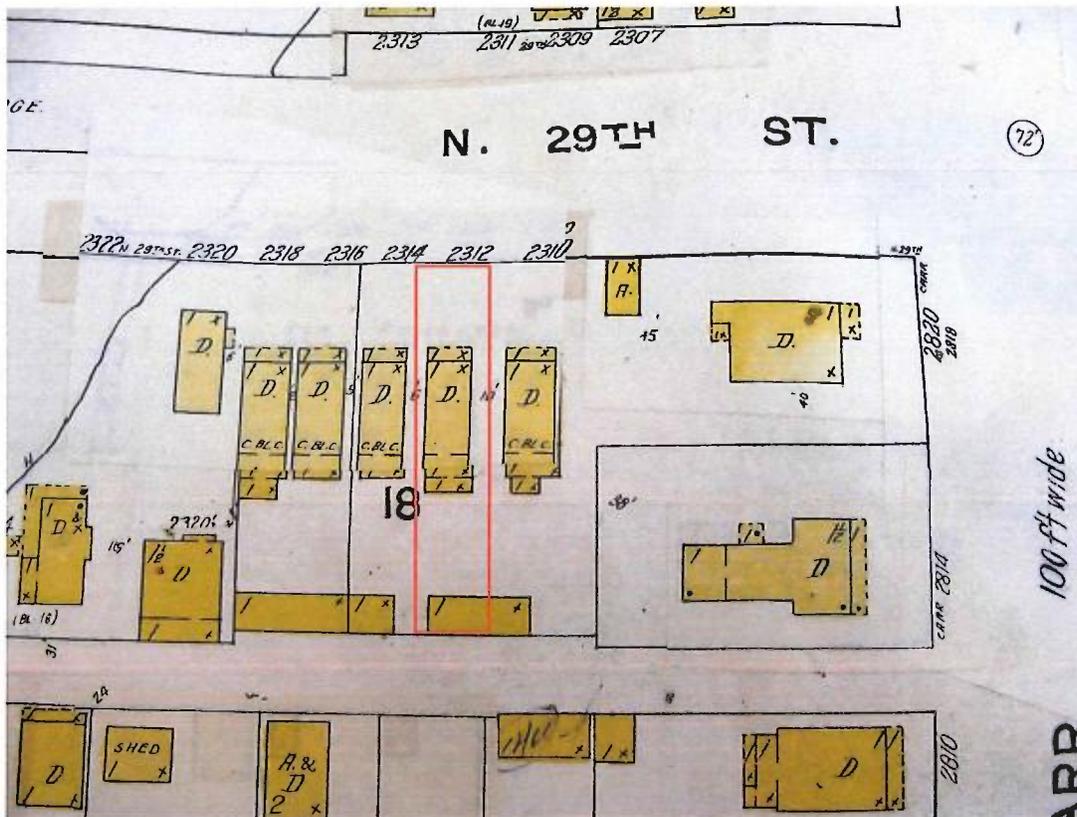


Fig. 19. 2312 N. 29<sup>th</sup> (in red), Sanborn Fire Insurance Map, 1912 (updated through 1945), Vol. 1. Sheet 28.



Fig. 20. Old Town from Prospect Hill, 1907. The row five cottages outlined in red. Note the shed roof rear additions. 2312 N. 29<sup>th</sup> is second from right. (Ron Karabaich, Old Town Photo Studio).

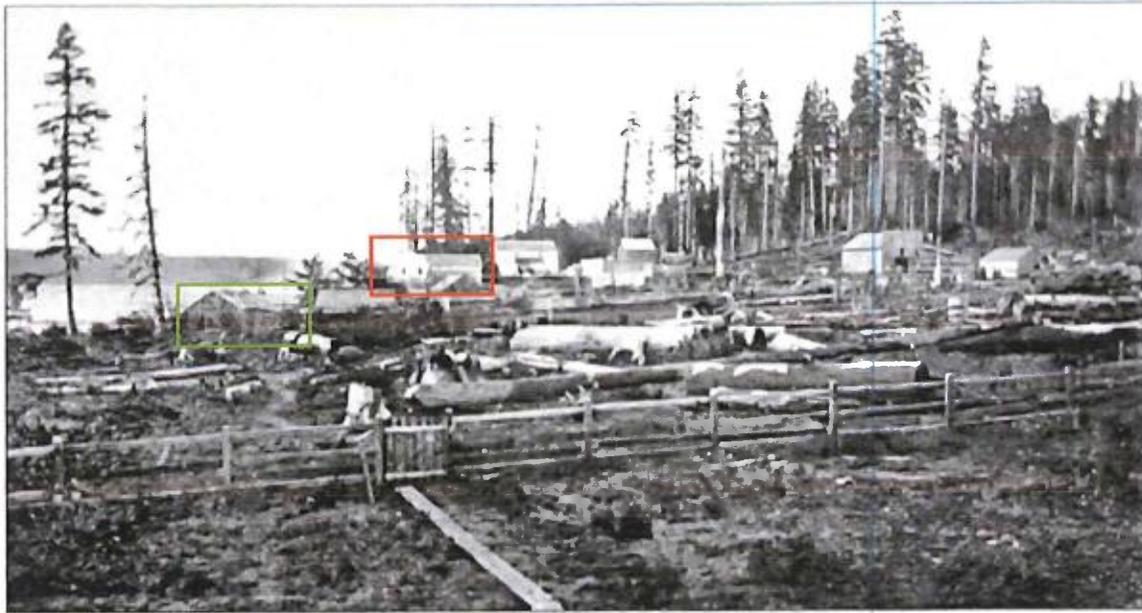


Fig. 21. Old Town, ~1870, Job Carr's cabin in green, the Steele Hotel in red. Taken by Anthony Carr from a point roughly in front of Slovenian Hall today (Tacoma Public Library, Northwest Room Image Archives, Image 39275.)



Fig. 22. Janet E. Steele. (H. Hunt, *History of Tacoma, Vol. I*, Chicago, Clarke, 1916, pg. 124.)



Fig. 23. "First Tacoma Hotel Built By Woman," *Tacoma News Tribune*, 06/27/1969, pg. 39



Fig. 24. The Steele Hotel, latter the Fuller Hotel, undated, 2105 N. 30<sup>th</sup> Street.  
(Tacoma Public Library, Northwest Room Image Archives, Image 29249.)

## PIONEER TACOMAN DIES IN OREGON

DEMISE OF JOHN N. FULLER OCCURS  
AT KLAMATH FALLS.

Came to Tacoma in 1871 and Was  
Prominently Identified With  
Growth of City and at One Time  
Chief of Police—Fatal Illness  
Contracted in Alaska.

A telegram received by Charles E. Hill yesterday conveyed the news of the death of John N. Fuller, one of the pioneers of Tacoma and active in the industrial and political life of this city, at Klamath Falls, Ore., Monday afternoon. The death of Mr. Fuller was indirectly due to an illness contracted in Alaska two years ago.

Mr. Fuller came to Tacoma in 1871 after severing his connection with the Union Pacific railroad engineering corps. Upon his arrival in this city he bought property in Old Town and actively identified himself with the growth of the city ever since. He made friends almost from the first day of his arrival in Tacoma who will learn with regret of his death at Klamath Falls, Ore.

### Member of First Council.

Mr. Fuller was one of the charter members of the first city council of Old Town and was later elected as a member of the council of the consolidated cities of Old Town and New Tacoma. After being a member of the council he was named as chief of police of Tacoma and made an enviable record as head of the police department. His friends later

Fig. 25. Obituary of John N. Fuller,  
*Tacoma Daily Ledger*, 03/23/1904, p. 8.

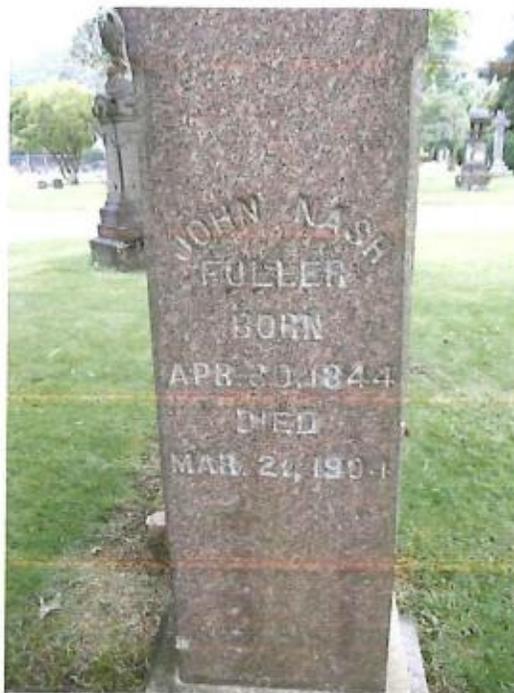


Fig 26. John & Janet Fuller tombstone, Tacoma Cemetery (Lot J, Section 4)

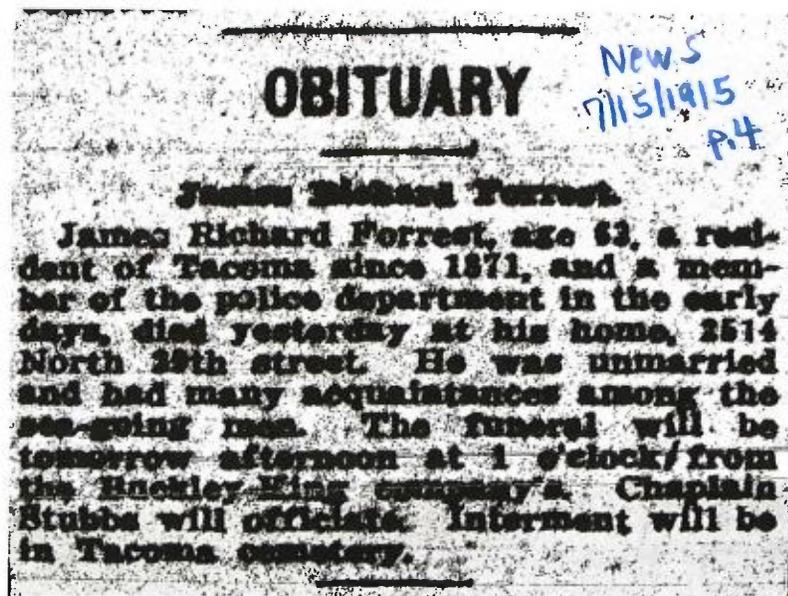


Fig. 27. Obituary of James R. Forrest, *Tacoma News Tribune*, 07/15/1915, pg. 4.



Fig. 28. Pacific Boat Company. 759 Port of Tacoma Rd. Joseph S. Rosin with John and Robert Brescovich created one of Tacoma's leading boat builders during the 1940s. (Tacoma Public Library, Northwest Room, Richards Studio D45735)

**Elizabeth O. Karzano**

Elizabeth O. Karzano, 78, of Tacoma died Wednesday. She was born in Juneau, Alaska and resided in Old Tacoma for 78 years. She was a housewife and is survived by 5 generations; daughter, Barbara J. Brown, Old Tacoma; son, Andrew Munro, Puyallup; 5 grandchildren, 6 great-grandchildren, and 1 great-great grandchild.

Memorial Services were held Thursday in the Mountain View Funeral Home.

Fig. 29. Obituary of Elizabeth O. Karzane, Tacoma News Tribune, 01/24/1986, pg. B-2.



Brenda McCoy, Unit Manager and Senior Vice President  
Genevieve Tomberg, Senior Title Officer  
Kathy Hickey, Senior Title Officer  
Tonya Harris, Senior Title Officer  
Ronda Mills, Title Officer  
Edwin Febus, Title Officer  
3560 Bridgeport Way W., Ste. 2D  
University Place, WA 98466  
Toll Free: (888) 929-1999  
Phone: (253) 671-1120  
Fax: (253) 476-3700  
Email: [thelittleteam@rainiertitle.com](mailto:thelittleteam@rainiertitle.com)

## CHAIN OF TITLE CERTIFICATE

Order Number: 719935RT

Certificate Fee: \$150.00  
Sales Tax: \$ 15.00

This Certificate does not purport to reflect a full report on condition of title and shall have no force or effect except as a basis for the Certificate applied for.

**NOTE: No search of general taxes or assessments has been made.**

This Certificate is restricted to the use of the addressee and is not to be used as a basis for closing any transaction affecting title to said property. Liability of the Company is limited to the compensation received therefore.

This Company does hereby certify that according to those public records which under the recording laws impart constructive notice to matters relating to the title of the land herein described the following Deeds appear of record from January 1, 1867 to December 31, 1937:

The land referred to in this Certificate is described in Schedule A.

The documents referred to in this Certificate are set forth in Schedule B.

Rainier Title, Agent for Stewart Title Guaranty Company

By:

---

Brenda L. McCoy, Unit Manager

## **SCHEDULE A**

The West 20 feet of Lot 3 and the East 4 feet of Lot 4, Block 18, Map of The City of Tacoma, according to the Plat thereof recorded in Volume 1 of Plats at page 10, records of Pierce County, Washington.

Situate in the County of Pierce, State of Washington.

**END OF SCHEDULE A**

## SCHEDULE B

1. Deed:  
Grantor: L. M. Starr, etux and M. M. McCarver, etux  
Grantee: E. A. Starr  
Recorded: June 10, 1872  
Volume No.: 3, Page No.: 387
2. Deed:  
Grantor: L. M. Starr, etux and M. M. McCarver, etux  
Grantee: E. S. Smith  
Recorded: January 21, 1874  
Volume No.: 4, Page No.: 309
3. Deed:  
Grantor: L. M. Starr, & wife and M. M. McCarver, & wife  
Grantee: E. A. Starr  
Recorded: March 3, 1876  
Volume No.: 5, Page No.: 358
4. Deed:  
Grantor: Edward S. Smith & Mary A.  
Grantee: John Fuller and Janet E. Steele  
Recorded: September 2, 1876  
Volume No.: 5, Page: 446
5. Deed:  
Grantor: E. S. Smith  
Grantee: R. D. Rice  
Recorded: November 25, 1876  
Volume No.: 5, Page: 486
6. Deed:  
Grantor: Edward S. Smith and Mary A. Smith, his wife  
Grantee: Richard D. Rice  
Recorded: April 21, 1877  
Volume No.: 5, Page: 620
7. Deed:  
Grantor: Jeanette E. Steele  
Grantee: John N. Fuller  
Recorded: August 17, 1882  
Volume No.: 10, Page No.: 58
8. Deed:  
Grantor: John Fuller  
Grantee: Jeanette E. Steele  
Recorded: February 17, 1882  
Volume No.: 10, Page: 60
9. Deed:  
Grantor: Richard D. Rice and Almira Rice, his wife  
Grantee: Albert S. Rice  
Recorded: May 12, 1883  
Volume No.: 13, Page No.: 173

10. Deed:  
Grantor: Albert S. Rice and Frances W. Rice, his wife  
Grantee: Edward S. Smith  
Recorded: June 23, 1883  
Volume No.: 13, Page: 392
11. Deed:  
Grantor: Albert S. Rice and Frances W. Rice, his wife  
Grantee: Edward L. Smith  
Recorded: June 12, 1885  
Volume No.: 19, Page: 75
12. Administrators Deed:  
Grantor: Estate of Richard Rice, deceased  
Grantee: Mary Johnson  
Recorded: April 8, 1916  
Recording No.: 437022
13. Deed:  
Grantor: Winona Primrose (formerly Fuller)  
Grantee: Mary Johnson  
Recorded: June 28, 1923  
Recording No.: 672563
14. The Recording No. of the Deed under which title is held is: 201308130957.

**END OF SCHEDULE B**

NOTE: Our search includes only those documents expressly included herein recorded with the Auditor of Pierce County, Washington. Documents not specifically listed have not been researched and/or reported in this report.

This report has been produced for informational purposes and is not intended to provide insurance. Liability under this report is specifically limited to the amount paid for this report.

**Effective Date: 21st day of April, 2017 at 8:00 A.M.**

## PRIVACY POLICY

### **WE ARE COMMITTED TO SAFEGUARDING CUSTOMER INFORMATION**

IN ORDER TO BETTER SERVE YOUR NEEDS NOW AND IN THE FUTURE, WE MAY ASK YOU TO PROVIDE US WITH CERTAIN INFORMATION. WE UNDERSTAND THAT YOU MAY BE CONCERNED ABOUT WHAT WE WILL DO WITH SUCH INFORMATION – PARTICULARLY ANY PERSONAL OR FINANCIAL INFORMATION. WE AGREE THAT YOU HAVE A RIGHT TO KNOW HOW WE WILL UTILIZE THE PERSONAL INFORMATION YOU PROVIDE TO US. THEREFORE, WE HAVE ADOPTED THIS PRIVACY POLICY TO GOVERN THE USE AND HANDLING OF YOUR PERSONAL INFORMATION.

#### **APPLICABILITY**

DEPENDING UPON WHICH OF OUR SERVICES YOU ARE UTILIZING, THE TYPES OF NONPUBLIC PERSONAL INFORMATION THAT WE MAY COLLECT INCLUDE:

- INFORMATION WE RECEIVE FROM YOU ON APPLICATIONS, FORMS AND IN OTHER COMMUNICATIONS TO US, WHETHER IN WRITING, IN PERSON, BY TELEPHONE OR ANY OTHER MEANS;
- INFORMATION ABOUT YOUR TRANSACTIONS WITH US, OUR AFFILIATED COMPANIES, OR OTHERS, AND
- INFORMATION WE RECEIVE FROM A CONSUMER REPORTING AGENCY.

#### **USE OF INFORMATION**

WE REQUEST INFORMATION FROM YOU FOR YOUR OWN LEGITIMATE BUSINESS PURPOSES AND NOT FOR THE BENEFIT OF ANY NONAFFILIATED PARTY. THEREFORE, WE WILL NOT RELEASE YOUR INFORMATION TO NONAFFILIATED PARTIES EXCEPT: (1) AS NECESSARY FOR US TO PROVIDE THE PRODUCT OR SERVICES YOU HAVE REQUESTED OF US; OR (2) AS PERMITTED BY LAW. WE MAY, HOWEVER, STORE SUCH INFORMATION INDEFINITELY, INCLUDING THE PERIOD AFTER WHICH ANY CUSTOMER RELATIONSHIP HAS CEASED. SUCH INFORMATION MAY BE USED FOR ANY INTERNAL PURPOSE, SUCH AS QUALITY CONTROL EFFORTS OR CUSTOMER ANALYSIS. WE MAY ALSO PROVIDE ALL OF THE TYPES OF NONPUBLIC PERSONAL INFORMATION LISTED ABOVE TO ONE OR MORE OF OUR AFFILIATED COMPANIES. SUCH AFFILIATED COMPANIES INCLUDE FINANCIAL SERVICE PROVIDERS, SUCH AS TITLE INSURERS, PROPERTY AND CASUALTY INSURERS, AND TRUST AND INVESTMENT ADVISORY COMPANIES, OR COMPANIES INVOLVED IN REAL ESTATE SERVICES, SUCH AS APPRAISAL COMPANIES, HOME WARRANTY COMPANIES AND ESCROW COMPANIES.

#### **FORMER CUSTOMERS**

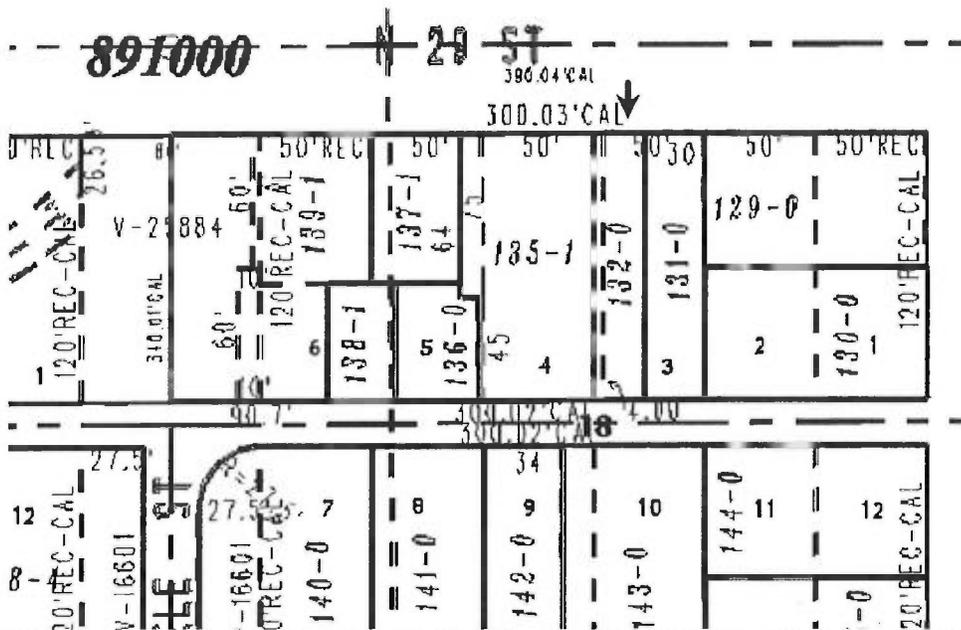
EVEN IF YOU ARE NO LONGER OUR CUSTOMER, OUR PRIVACY POLICY WILL CONTINUE TO APPLY TO YOU.

#### **CONFIDENTIALITY AND SECURITY**

WE WILL USE OUR BEST EFFORTS TO ENSURE THAT NO UNAUTHORIZED PARTIES HAVE ACCESS TO ANY OF YOUR INFORMATION. WE RESTRICT ACCESS TO NONPUBLIC PERSONAL INFORMATION ABOUT YOU TO THOSE INDIVIDUALS AND ENTITIES WHO NEED TO KNOW THAT INFORMATION TO PROVIDE PRODUCTS OR SERVICES TO YOU. WE WILL USE OUR BEST EFFORTS TO TRAIN AND OVERSEE OUR EMPLOYEES AND AGENTS TO ENSURE THAT YOUR INFORMATION WILL BE HANDLED RESPONSIBLY AND IN ACCORDANCE WITH THIS PRIVACY POLICY. WE CURRENTLY MAINTAIN PHYSICAL, ELECTRONIC, AND PROCEDURAL SAFEGUARDS THAT COMPLY WITH FEDERAL REGULATIONS TO GUARD YOUR NONPUBLIC PERSONAL INFORMATION.



This sketch is provided without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment/policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



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